

Single Family Residence **RESIDENTIAL**

320 FRANKLIN AVE

RIVER FOREST, IL 60305

\$837,125 TopHap Estimate · \$297 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,820 ft²

LIVING AREA

0.18 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

13

ROOMS

2

PARKING

VALUATION

\$837K

\$791K low

\$883K high

Last Sale

\$519,000 · Jun 11, 2015

Est. Owner Equity

\$413,925

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$19,624 (2023)
Assessed Value	\$75,000
Previous Assessed	\$75,000
Assessor Market Value	\$750,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 28, 2023	Financing	Transfer On Death Deed			
Jun 3, 2015	Resale	Warranty Deed	\$519,000	\$184	\$415K
Apr 27, 2006	Resale	Warranty Deed	\$620,000	\$220	\$496K
Sep 23, 2003	Quitclaim	Quit Claim Transfer			\$275K
Mar 19, 1998	Resale	Grant Deed	\$285,000	\$101	\$227K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.5 mi

Oak Park & River Forest High School	High	9–12	1.6 mi
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District: Oak Park and River Forest District 200

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 60305

29 CRIME INDEX	133 AIR POLLUTION	11,189 POPULATION	\$152K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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